

**IVINS CITY
PLANNING COMMISSION
MINUTES
October 4, 2016
435-628-0606
September 28, 2016**

1) WELCOME AND CALL TO ORDER

CHAIRMAN AND COMMISSIONERS: The meeting was called to order at 05:30 p.m. All present included Commissioner Adel Murphy, Chairman Jeff Loris, Commissioner Bryan Pack, Commissioner Mike Scott, and Commissioner Lance Anderson.

Staff Attending: Dale Coulam-City Manager/Attorney, Kevin Rudd-Building and Zoning Administrator, Sharon Allen-Deputy City Recorder.

Audience Attending: Fritz Sawyer, Claudette Larsen, Dave Appel, as well as others that did not sign in.

A. [Acknowledgement of Quorum](#)

B. **Flag Salute--Commissioner Mike Scott**

C. **Invocation--Commissioner Lance Anderson**

D. [Disclosures--None](#)

2) REPORTS AND PRESENTATIONS-

A. [Concept Plan for Red Desert, located at approximately 350 N. 600 E. Rob Roush-Owner/Applicant.](#)

Kevin Rudd stated that concept plan is located above Palisades. It is a 5 acre parcel with one existing home. The property is owned by Rob Roush and the zone was previously changed to R-15. He will eventually develop all of the property, but this concept shows a gated subdivision into a cul-de-sac with lots on both sides. The Subdivision Enhancement Overlay (SEO) allows flexibility on the number of lots. Cumulative sq footage is equal to not more than 25% of the lots. Lot averaging will work on that. No problem with utilities and storm water will be worked out and may have to do some on-site detention. TRC has reviewed. **Commissioner Lance Anderson** inquired if on-site would affect a lot. **Kevin Rudd** stated on Preliminary they will have that or storm drain underground. Report only and if questions call or talk to Kevin Rudd.

3) BUSINESS LICENSES -None

4) PUBLIC HEARING AND ACTION ITEMS-

A. [Public Hearing on a proposed Zone Change of 24.52 Acres from RA-1 Residential/Agricultural to Resort Recreational, located on the south side of Highway 91 at approximately 100 West. Jon Graf -Applicant. Jan Graf-Owner.](#)

B. **Discuss and consider recommendation of a proposed Zone Change of 24.52 Acres from RA-1 Residential/Agricultural to Resort Recreational, located on the south side of Highway 91 at approximately 100 West. Jon Graf -Applicant. Jan Graf-Owner.**

Dale Coulam stated that there has been appeal of the City Council's land use decision and as part of that, the appellant has filed a request for stay of any further proceedings pending the outcome of the administrative portion of the appeal. That request for stay has been granted. There can be no further action taken, including this request for a zone change, so we are prohibited from considering the applicant's zone change and we cannot hold the Public Hearing or have any discussion on that so we need to skip to the next agenda item.

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5) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Discuss and consider recommendation on a Preliminary Plan for Crimson Canyon, located at approximately 300 N. 350 E. Craig Flowers-Owner. Development Solutions-Applicant.

2 **Kevin Rudd** stated that this subdivision about 3-4 years ago was submitted and they took it to
3 Preliminary plan approval, and then about 6 months ago they got an extension. That extension on
4 the Preliminary plan expired in September and so the applicant has to resubmit and go through
5 that process again. It is exactly as you originally saw it. It is a standard subdivision. The zoning
6 is RE-12.5, which is minimum lot size 12,500 sq feet and these lots conform to that. This has on-
7 site retaining and goes through the retention basin and feeds through an underground line to Red
8 Mountain Estates street and it also provides some overflow over the surface. That will come
9 forward in the construction drawings and the design of that. There is an existing home where
10 Craig Flowers lives. The TRC has reviewed this and it complies with our subdivision ordinance,
11 and even though this was submitted years ago, it complies with the current ordinance as well and
12 staff brings this forward with recommendation for approval.

13 **MOTION: Commissioner Bryan Pack moved to approve recommendation on a**
14 **Preliminary Plan for Crimson Canyon, located at approximately 300 N. 350 E. Craig**
15 **Flowers-Owner. Development Solutions-Applicant.**

16 **SECOND: Commissioner Mike Scott**

17 **VOTE: The motion carried.**

Commissioner Adel Murphy	AYE
Chairman Jeff Loris	AYE
Commissioner Bryan Pack	AYE
Commissioner Mike Scott	AYE
Commissioner Lance Anderson	AYE

B. Discuss and Review possible locations for High Density Zoning.

18 **Kevin Rudd** stated last meeting we discussed possible areas and lots in the old township and
19 possibly creating some high density residential in the city. There was some hesitation on that, but
20 the Planning Commission did show interest in creating different land use options when it comes
21 to high density residential. We discussed at that time that perhaps within the high density
22 residential and the land use, creating two tiers. Tier One would be an R-1-5 which is a single
23 family residential on a 5,000 sq foot lot, and then we currently have an R-2-6 for duplexes on
24 6,000 sq foot lot. Maybe we would want to discuss changing that to a larger size lot. Tier Two
25 would be multi-family housing; RM would be apartments, condos townhomes, and then there are
26 RM townhouse only, which is restricted to attached townhomes. When Tier One came forward
27 for a change, the neighbors could feel this was a little more neighbor-friendly, more so than
28 apartments and townhomes. It would give another option when someone comes in to do high
29 density residential. Everyone worries and questions what zone will they be when an applicant
30 comes in, and we don't know until they do the zone change. With Tier One or Tier Two the
31 neighbors would know up front what will be there. It provides more options for the Planning
32 Commission and the City Council and gives the neighbors and public on a land use change to
33 know what will actually go in there. **Commissioner Adel Murphy** inquired if someone wants to
34 come in on a Tier Two and we say no it would be better to be a Tier One, we could recommend
35 that? **Kevin Rudd** stated absolutely. It would be an option if someone came in and requested

1 high density residential in Tier Two that the Planning Commission may make a recommendation
2 to City Council that you feel Tier One is more appropriate for that location. The neighbors will
3 know a little bit more of what type of use it's going to be. Before, it could be R-1-5 clear up to
4 apartments. With land use, we couldn't say which one it would be for certain until the applicant
5 went through the zone change. **Commissioner Lance Anderson** stated with the tiers it will still
6 cause a little controversy, but with RM or RM townhome it will only be one or the other instead
7 of a big range and it will also be with our design standards and a two-car garage. **Kevin**
8 **Rudd** stated this was staff's idea of one way to help and give more options and give the
9 neighbors a better idea from step one, which is land use, on what they are looking at.
10 Townhomes are attached housing and they can start as small as three units together, but you can
11 hook together as many as you want to so it can become a large building. **Commissioner Lance**
12 **Anderson** stated that the townhome ordinance that the Planning Commission recommended was
13 to stay under three units. **Kevin Rudd** stated yes and if they do four units or less it is a reduced
14 setback on them. This makes it a little bit more transparent. When we do a land use change the
15 first question people ask on high density residential is what is the zoning going to be and we
16 don't know until they do the zone change. This would narrow it down. **Commissioner Bryan**
17 **Pack** inquired didn't we have a fifth option? We had a twinhome or a concept similar to that. R-
18 2-10? **Kevin Rudd** stated yes and the other thing staff is proposing is to define these two zones a
19 bit more. Right now in an R-2-5 they can be up to 25 feet and it is not restricted to a single story.
20 Staff proposes to limit that to a single story home with a maximum height of 18 feet. Most of
21 these Tuscan-style single family dwellings are under 18 feet. They would require a 2000 sq foot
22 garage and a minimum living space of 1000 sq feet. So if someone chose this zone the
23 neighboring properties would know they'd be limited to a single story. You could limit it further
24 to say no bonus room in the attic space. If they can keep it within 18 feet they can possibly put a
25 family or game room in the attic that is affordable space. High density would be allowed but
26 these are the restrictions to it and it would be less impactful to the neighboring properties. R-2-10
27 would make it bigger. R-2-6 is kind of small and nobody has ever applied in that zone. Duplexes
28 don't seem to be a popular sell here. This is another housing option to have a duplex but it would
29 require a two car garage and a minimum living space of 1000 square feet. Another idea would be
30 to put in a requirement that the twinhome be designed in such a way that it looks like a single
31 family dwelling. We could ask Dale Coulam the best way of how we define that. **Commissioner**
32 **Mike Scott** stated that it may be a good idea to identify that as R-2-10 is a twinhome. **Kevin**
33 **Rudd** stated he has been to an upscale twinhome neighborhood and seen some nice
34 homes. **Commissioner Adel Murphy** stated that duplex just has a different sound to
35 it. **Commissioner Mike Scott** stated that he thinks having the requirements, like the two car
36 garage, brands this differently. **Kevin Rudd** stated it should also be built as a townhome, where
37 there are two separate dwelling units so there is more of a two-hour fire wall to create a property
38 line between them. It would encourage more people to buy these and live in them; rather than
39 buy them and rent them out. Maybe have a little higher-end product when it's done. It will
40 provide some protection. Anthem, Copper Canyon, Eagle Rock are all \$300,000+ homes in there
41 and they are built on 5000 sq foot lots. This is staff's idea on how to help give options on high
42 density zoning. **Commissioner Lance Anderson** inquired about recapping on what is required
43 in the townhome ordinance. **Kevin Rudd** stated that City Council created a townhome zone that
44 defines what a townhome is. It is a dwelling unit where two sides are open to a front and back
45 yard. Condominiums do not do that. Apartments are stacked on each other. City Council required
46 a two-car garage with it. and complies with design guideline. **Commissioner Lance**

1 **Anderson** inquired why not insert this up by the R-1-5 and R-2-10? **Commissioner Adel**
2 **Murphy** inquired if City Council changed it to where they can have four attached to each
3 other? **Kevin Rudd** stated if they went to more than four units then it increased the
4 setback. **Commissioner Lance Anderson** stated that they will have a real similar look to a big
5 house. **Kevin Rudd** stated that the thing about the townhomes is that they will wind up being
6 two-story. Roberts is a smaller example and go down 400 East in Santa Clara's Tuscan Ridge,
7 and those are 4-6 unit buildings. It is impactful. **Commissioner Mike Scott** stated that he likes
8 the Tier One and Tier Two breakout. **Commissioner Adel Murphy** inquired if the townhome
9 garages are attached though? That was the Planning Commission's intent. **Kevin Rudd** stated he
10 can't say for sure on that. If we take a development like Anthem Estates those homes don't
11 actually sit on a lot. Padres Lakes are called townhomes but are single story. Those are all owned
12 in common and they only own that dwelling unit footprint. **Commissioner Lance**
13 **Anderson** inquired in the R-1-5 and the R-2-10 they can't do short-term rentals? **Kevin**
14 **Rudd** stated they could do a short-term rental overlay on any one of these zones as part of that
15 zone change. We had started to look at some of the vacant properties in the old township. He
16 doesn't know if the Planning Commission wants to pursue that or not. **Commissioner Bryan**
17 **Pack** stated if we give guidelines to help predict better what people are going to do with it, it has
18 to be fairly consistent with what other structures are there. Tier One would be the one we would
19 mostly be looking at. **Kevin Rudd** stated it would cost a property owner a thousand dollars to
20 find out if it is possible or not. **Commissioner Bryan Pack** stated neighbors would like that
21 better, and we perceive a need for that type of housing. He would say no we do not need to go
22 through the vacant lots in the old township. It doesn't make sense to go through each individual
23 lot. **Kevin Rudd** stated that his position is to tell people what his odds are, but it will cost the
24 applicant a thousand dollars to find out. **Commissioner Bryan Pack** stated that adding in the R-
25 2-10 option they can do more with it. That extra zone makes me feel better about that. **Kevin**
26 **Rudd** stated if we are not going to be proactive and leave it to the property owners when people
27 ask the question if they have a chance; I would like to be able to say that we would consider that
28 or not. **Commissioner Lance Anderson** stated that their chances would be better after we define
29 these. **Kevin Rudd** stated he would like to have some indication from the Planning Commission
30 and City Council if there is a chance in legal non-conforming lots of records. Nothing within a
31 recorded subdivision plat. No CCRs, just zoning regulations. There is a little more flexibility but
32 also less protection. So Staff will draft this up or does the Planning Commission want to think
33 about it? We would call them twinhomes and limit those to single story. They would be 18 feet
34 with a two car garage. **Commissioner Mike Scott** stated we would recommend the change to
35 specifically Tier One and City Council could say no and Tier Two would be
36 perfect. **Commissioner Adel Murphy** stated she is concerned about that as well. **Chairman Jeff**
37 **Loris** stated that these would require Public Hearings. It will be easier to get the public input on
38 what goes in there and then recommend. **Kevin Rudd** stated that the State mandates that we
39 have affordable housing in our City. Land is the most significant cost when it comes to
40 affordable housing. So Staff will tighten up a draft closer to ordinance form and put it on the
41 agenda and talk about it more. Think about additional ideas to help make these more affordable.

C. [Discuss and consider approval of the Ivins City Planning Commission minutes for August 30, 2016 and September 13, 2016.](#)

42 **MOTION: Commissioner Bryan Pack moved to approve the Ivins City Planning**
43 **Commission minutes for August 30, 2016 and September 13, 2016.**

1 **SECOND: Commissioner Mike Scott**

2 **VOTE: The motion carried.**

Commissioner Adel Murphy	AYE
Chairman Jeff Loris	AYE
Commissioner Bryan Pack	AYE
Commissioner Mike Scott	AYE
Commissioner Lance Anderson	AYE

6) **REPORTS--None**

A. **Planning Commission**

B. **Chairman**

C. **Building & Zoning Administrator, Kevin Rudd**

D. **City Attorney, Dale Coulam**

E. **Items to be placed on future agendas**

7) **ADJOURNMENT**

7 **MOTION: Commissioner Lance Anderson moved to approve ADJOURNMENT**

8 **SECOND: Commissioner Bryan Pack**

9 **VOTE: The motion carried.**

Commissioner Adel Murphy	AYE
Chairman Jeff Loris	AYE
Commissioner Bryan Pack	AYE
Commissioner Mike Scott	AYE
Commissioner Lance Anderson	AYE

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